# Rolfe East









## Hamilton Road, W5

£349,999

- Ground floor flat
- High ceilings
- Communal gardens
- Council tax band: D
- £350 pa Ground Rent
- Excellent condition
- Gas central heating
- No onward chain
- £1,972 pa Service Charge

44 Pitshanger Lane, Ealing, W5 1QY
020 8567 2242

ealing@rolfe-east.com
https://www.rolfe-east.com/

Nestled on the sought-after, tree-lined Hamilton Road in the heart of Ealing, this charming one-bedroom apartment forms part of an attractive period property and offers bright, beautifully presented accommodation throughout. Combining character, natural light and an exceptional location, it is an ideal first home, London pied-à-terre or investment purchase.
The property features a spacious open-plan kitchen and reception room, filled with natural light to create a welcoming living and entertaining space. The generous double bedroom provides a peaceful retreat and enjoys attractive views over the well-maintained communal rear garden.
Positioned just a short walk from Ealing Broadway, residents can enjoy an excellent selection of boutique shops, cafés, restaurants and leisure facilities, together with the open green spaces that make Ealing one of West London's most desirable neighbourhoods.
Commuters are particularly well catered for, with Ealing Broadway Station within easy walking distance, offering the Elizabeth Line, Central and District Lines, as well as Great Western Railway services. The Elizabeth Line provides fast and convenient journeys into Central London, with Paddington reachable in around 10 minutes and the West End, the City and Canary Wharf all easily accessible. The area is also served by an excellent network of local bus routes.
Whether you are looking for a stylish home with period charm in a prime West London location or an investment in a highly sought-after area, this delightful apartment offers an outstanding opportunity.
The property is currently tenanted and is offered to the market with no onward chain

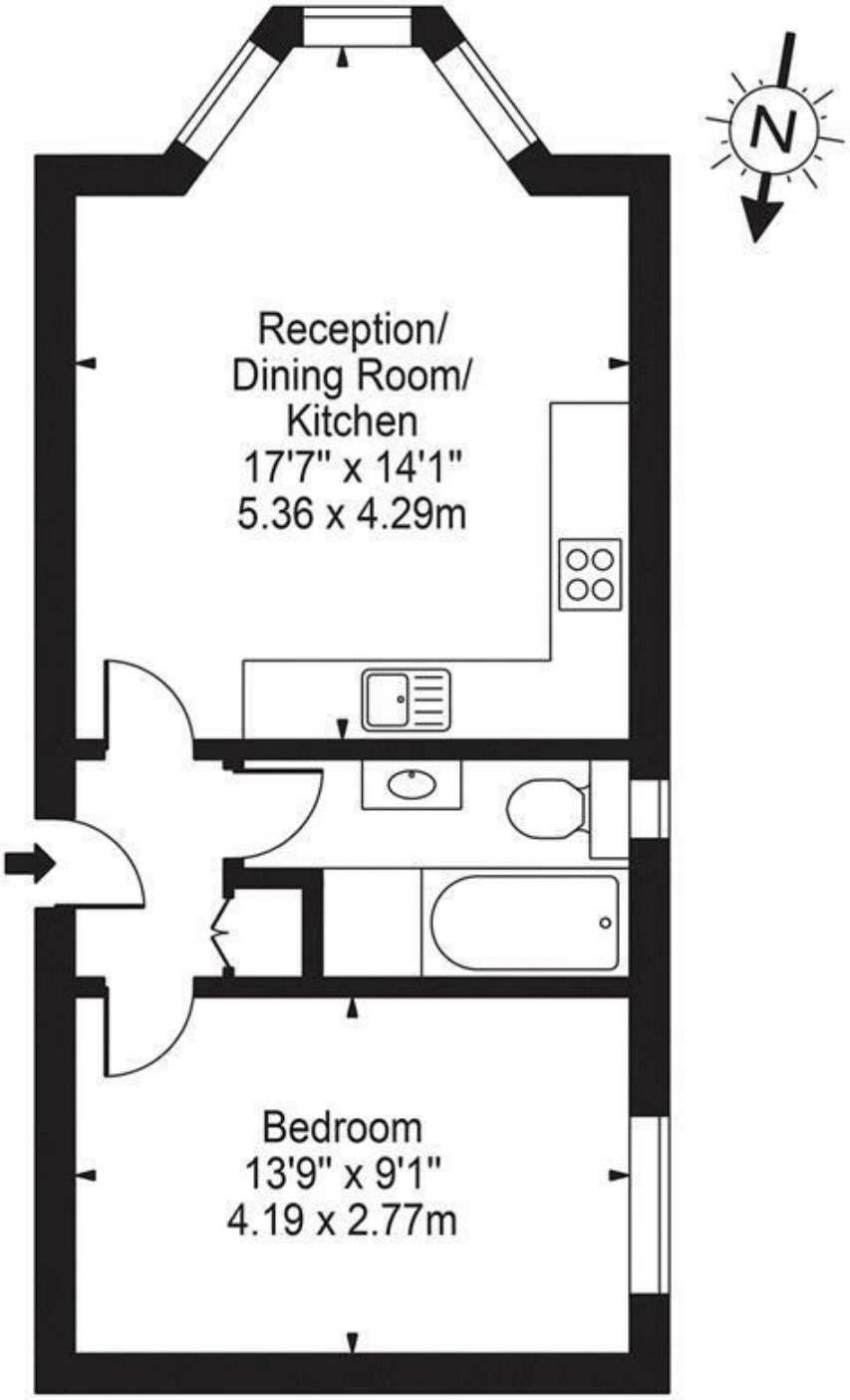
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Council Tax Band: D



# Hamilton Road, W5

Approx. Gross Internal Area 432 Sq Ft - 40.13 Sq M

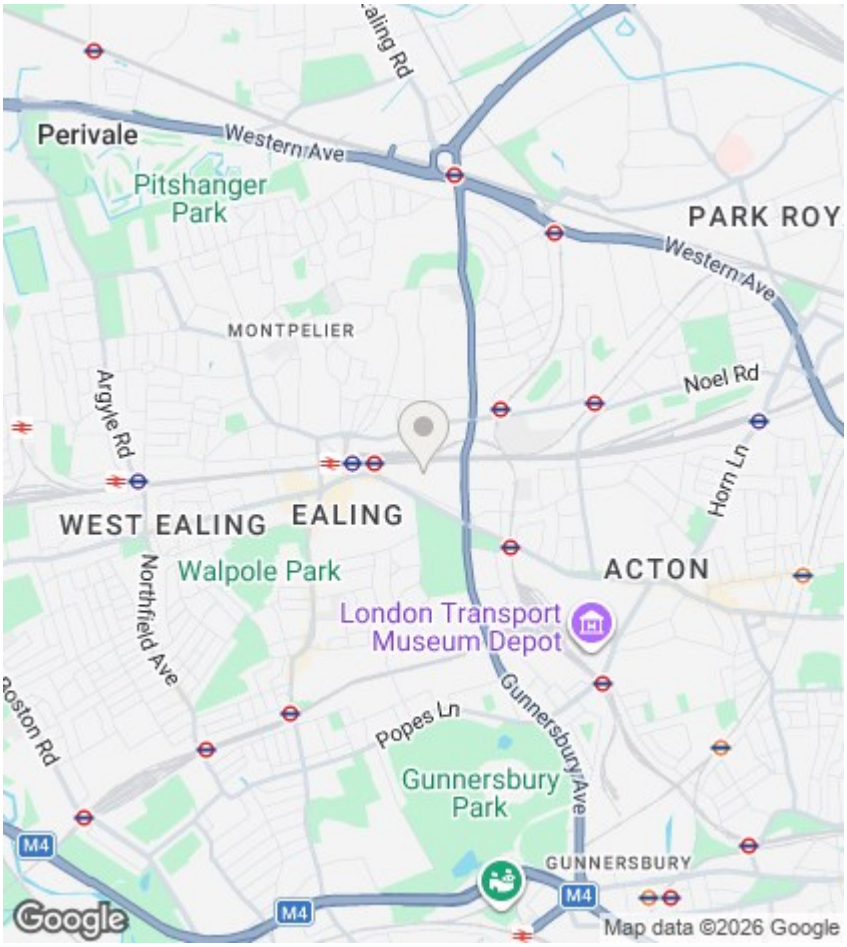



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Directions

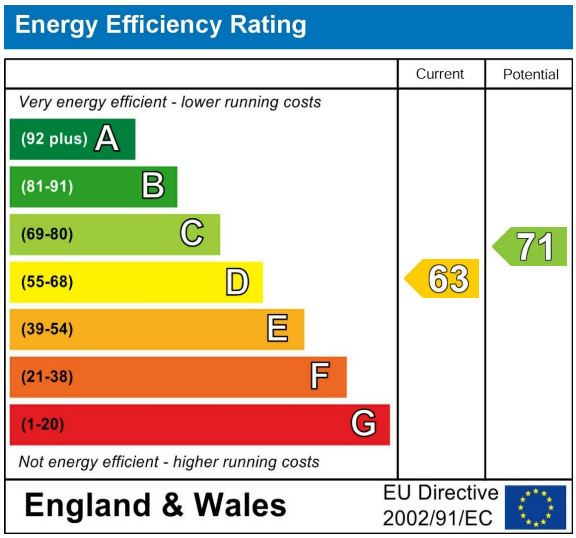



## Viewings

Viewings by arrangement only.
Call 020 8567 2242 to make an appointment.

## EPC Rating:

D




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